

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Far Hills Drive, 56' S of
Aigburth Road
(7512 Far Hills Drive)
9th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-232-A

Steven E. Meconi
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, Steven E. Meconi. The Petitioner requests relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section IIIC.2 of the 1945 Regulations) to permit a front yard setback of 24 feet in lieu of the required 25 feet in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of February, 1993 that the Petition for Administrative Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section IIIC.2 of the 1945 Regulations) to permit a front yard setback of 24 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 18, 1993

(410) 887-4386

Mr. Steven E. Meconi
7512 Far Hills Drive
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Far Hills Drive, 56' S of Aigburth Road
(7512 Far Hills Drive)
9th Election District - 4th Councilmanic District
Steven E. Meconi - Petitioner
Case No. 93-232-A

Dear Mr. Meconi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7512 FAR HILLS DRIVE
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1

(1945 regulations - Section III C.2) to allow a front setback of 24' in lieu of the required 25'.

To correctly MATCH new addition and gabled roof,

there was a one (1) foot offset. New location survey

revealed one foot discrepancy to property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
STEVEN E. MECONI

Signature
Steven E. Meconi

(Type or Print Name)

Signature

(Type or Print Name)

City

State

Zip Code

Address for Petitioner

(Type or Print Name)

Signature

(Type or Print Name)

City

State

Zip Code

Address

Phone No.

City

State

Zip Code

Name

Address and phone number of legal owner, contract purchaser or representative

to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REMOVED BY: LG DATE: 1/15/93

ESTIMATED POSTING DATE: 1/13/93

ITEM #: 242

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7512 FAR HILLS DRIVE

TOWSON MD 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include variance or practical difficulty)

AN ADDITION HAS BEEN ADDED OVER 2

SETBACKS. THE FRONT SETBACK IS 25'4" THE

ADDITION IS 24' FROM STREET.

THE BACK SETBACK IS AND THE ADDITION

IS FROM BACK PROPERTY LINE.

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 7512 Far Hills Rd

Election District 9 Councilmanic District 4

Beginning at a point on the west side of _____

(north, south, east or west)

Far Hills Rd which is 50

(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 56 South of the

(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Aigburth Rd

(name of street)

which is 60 wide. *Being Lot # 4

(number of feet of right-of-way width)

Block _____, Section # 3 in the subdivision of

Donnybrook as recorded in Baltimore County Plat

(name of subdivision)

Book # 17, Folio # 88, containing

8400 sq. ft. or .19 ac.

(square feet and acres)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 1/18/93

Posted for: Variance

Petitioner: Steven Meconi

Location of property: W/S (7512) Far Hills Rd, 56' S of Aigburth Rd

Location of Sign: 7512 Far Hills Rd, Towson, Md 21204

Remarks: _____

Posted by: Michaela Date of return: 1/22/93

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 1/15/93 ACCOUNT R 001-6150

AMOUNT \$ 85.00

RECEIVED FROM: MECONI

7512 Far Hills Rd

FOR: Administrative Var

0404#00381CHRC \$85.00

04-COD1-18804-15-07

VALIDATION OR SIGNATURE OF CARRIER

DATE: _____ TIME: _____



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date _____ Account: R-001-6150

1/15/93 H9300242

PUBLIC HEARING FEES QTY PRICE

010 -ZONING VARIANCE (IRL) 1 X \$50.00

080 -POSTING SIGNS / ADVERTISING 1 X \$35.00

LAST NAME OF OWNER: MECONI TOTAL: \$85.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 4, 1993 (410) 887-3353

Mr. Steven E. Meconi
7512 Far Hills Drive
Towson, MD 21204

RE: Case No. 93-232-A, Item No. 242
Petitioner: Steven E. Meconi
Petition for Administrative Variance

Dear Mr. Meconi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *John A. Kelly* Date *2/1/93*

01/27/93

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP STP TE	Francis M. and Phyllis K. Coppersmith	236	1-25-93	NC
DED DEPRM RP STP TE	John W. Armacost, Jr., Trustee	237		NC
DED DEPRM RP STP TE	Michael I. and Gail G. Brooks	238		NC
DED DEPRM RP STP TE	Steven E. Meconi	242		NC
DED DEPRM RP STP TE	Richard P. and Lenore E. Koors	243		NC
DED DEPRM RP STP TE	Charles H. and Beatrice G. Payne	245		NC
DED DEPRM RP STP TE	Carl T. and Edward V. Julio	246		NC
COUNT 9		251		NC
90476	Stonegate at Patapsco (Azreal Property)		6-1-92	
ZON DED	TE (Waiting for developer to submit plans first)			
COUNT 1				
FINAL TOTALS				
COUNT 20				
*** END OF REPORT ***				

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-20-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 242 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Constabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

303-7555 Baltimore Metro - 1-800-441 D.C. Metro - 1-800-402-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

DPZ/Strategic Planning (Design Review Section)
Development Review Committee Response Form
Authorized Signature _____ Date _____

01/27/93

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP STP TE	Connelly Funeral Home	230	Comment	1-19-93
DED DEPRM RP STP TE	Orville M. Jones	231	NC	
DED DEPRM RP STP TE	Louis A. Slavotinek	232	NC	
DED DEPRM RP STP TE	Jack J. Basel	234	NC	
COUNT 10				
DED DEPRM RP STP TE	G & R No. 3, Inc.	233	Comment	1-25-93
DED DEPRM RP STP TE	Congregation Darchei Tzedek, Inc.	235		
DED DEPRM RP STP TE	Francis M. and Phyllis K. Coppersmith	236	NC	
DED DEPRM RP STP TE	John W. Armacost, Jr., Trustee	237	NC	
DED DEPRM RP STP TE	Michael I. and Gail G. Brooks	238	NC	
DED DEPRM RP STP TE	Steven E. Meconi	242	NC	
DED DEPRM RP STP TE	Richard P. and Lenore E. Koors	243	NC	
DED DEPRM RP STP TE	Charles H. and Beatrice G. Payne	245	Comment	
DED DEPRM RP STP TE		246		

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *Rake J. Family* Date *2/1/93*

01/27/93

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP STP TE	Francis M. and Phyllis K. Coppersmith	236	1-25-93	N/C
DED DEPRM RP STP TE	John W. Armacost, Jr., Trustee	237		N/C
DED DEPRM RP STP TE	Michael I. and Gail G. Brooks	238		N/C
DED DEPRM RP STP TE	Steven E. Meconi	242		N/C
DED DEPRM RP STP TE	Richard P. and Lenore E. Koors	243		N/C
DED DEPRM RP STP TE	Charles H. and Beatrice G. Payne	245		N/C
DED DEPRM RP STP TE	Carl T. and Edward V. Julio	246		N/C
COUNT 9		251		N/C
90476	Stonegate at Patapsco (Azreal Property)		6-1-92	
ZON DED	TE (Waiting for developer to submit plans first)			
COUNT 1				
FINAL TOTALS				
COUNT 20				
*** END OF REPORT ***				

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

JANUARY 25, 1993 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEVEN E. MECONI
Location: #7512 FAR HILLS ROAD
Item No.: *242 (LJG) Zoning Agenda: JANUARY 25, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Jerry Rife*
Planning Group
Special Inspection Division

JP/KEK

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JAN 22 1993 (410) 887-3353

Steven E. Meconi
7512 Far Hills Drive
Towson, Maryland 21204

Re: CASE NUMBER: 93-232-A
LOCATION: 4/5 Far Hills Road, 56' S Alghurth Road
7512 Far Hills Road
9th Election District - 4th Councilmatic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

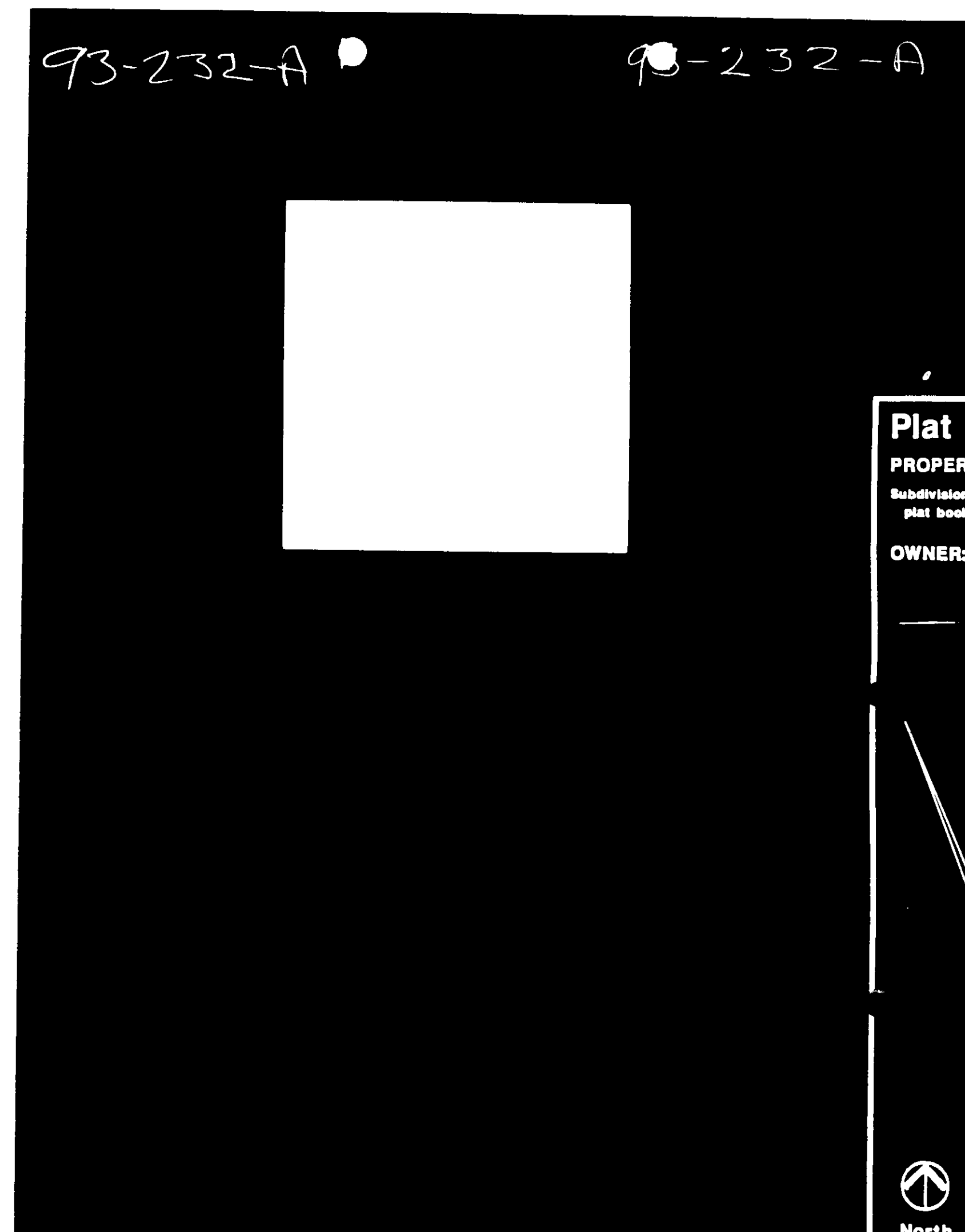
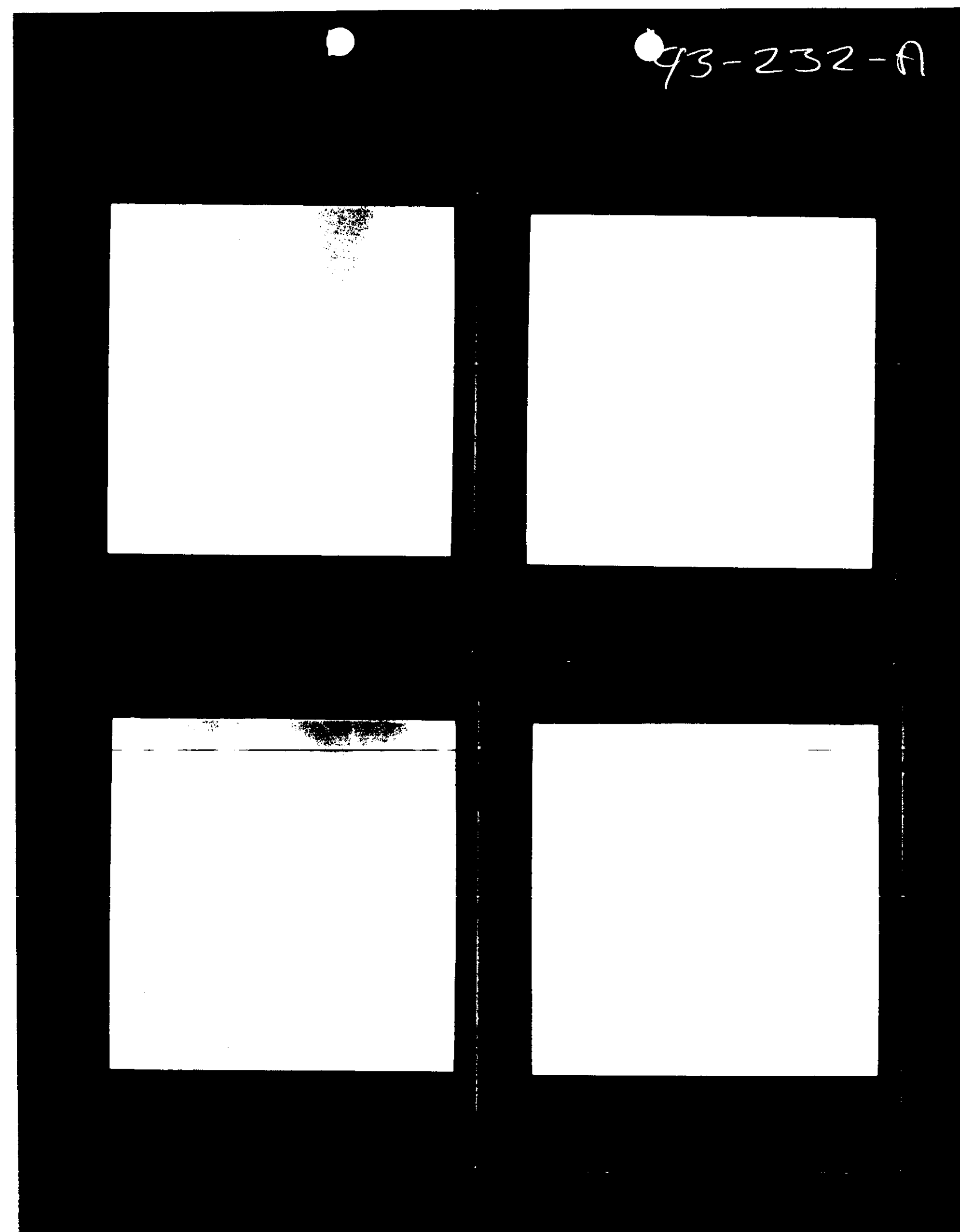
1) Your property will be posted on or before January 31, 1993. The closing date (February 16, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Arnold Jablon
Director



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7512 Far Hills Drive see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DONNY BROOK

plat book# 17, folio# 38, lot# 4, section# 3

OWNER: MECONI, Steven

93-232-A

North
date: 1-15-93
prepared by: LG Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Councilmanic District: 4

Election District: 9

T-250' scale map: NE 9B

Zoning: DR 5.5

Lot size: 19 6400 square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM # CASE#:

LG 242

PETITIONER'S EXHIBIT 1

